

Zone change application for 132 Tronstad Road

Is proposed amendment in accordance with growth policy?

The B-2 zoning is defined as "A business district to provide for those retail sales and service functions and operations that are typically characterized by outdoor display, storage, and/or sale of merchandise, by major repair of motor vehicles, and by outdoor commercial amusement and recreational activities. This district should also serve the general needs of the tourist and traveler."

This location at the corner of Highway 93 and Tronstad road would appear to be a perfect location for this use, regarding specifics in the growth policy:

Growth Policy Goals

G.2 Preserve the rights of property owners to the use, enjoyment and value of their property and protect the same rights for all property owners.

G.6 Adequate commercial land that is safely accessible and efficiently serviceable.

P.6.1 Encourage internal, interconnected roads for commercial development and frontage roads where appropriate.

P.6.2 Restrict commercial development in unsafe, inaccessible, remote rural areas.

This property is located at an intersection of Highway 93 and Tronstad Road making the property fit with this goal

G.7 Consider existing community character in commercial land development

P.7.3 Encourage small-scale, impact-mitigated and compatible commercial developments in accessible, developing rural areas with good access and away from urban areas.

P.7.4 Identify existing areas that are suitable for impact-mitigated commercial uses.

P.7.6 Encourage mixed use developments that share infrastructure requirements such as parking, pedestrian facilities, etc. and reduce traffic by promoting live/work situations where appropriate in Flathead County.

G.21 A healthy and vibrant Flathead County economy that provides diversity and living-wage job opportunities and is comprised of sustainable economic activities and private sector investment.

P.21.1 Provide adequate land area designated for commercial and industrial use to promote affordability, creating entrepreneurialism and/or businesses relocation to Flathead County.

G.23 Maintain safe and efficient traffic flow and mobility on county roadways.

P.23.5 Protect public safety and allow safe travel by restricting development in areas without adequate road improvements.



G.31 Growth that does not place unreasonable burden on the ability of the school district to provide quality education.

G.32 Maintain consistently high level of fire, ambulance and emergency 911 response services in Flathead County as growth occurs.

G.33 Maintain a consistently high level of law enforcement service in Flathead County as growth occurs.

This zone change would be in accordance with the Growth policy

Secure safety from fire and other dangers

This property is within the West Valley Fire Department, with a facility on Whitefish Stage Road, access to the property is from a 2 lane Tronstad road and a 4 lane Highway 93

This property would not impact safety from fire or other danger; it is not in the 100 year flood plane

Promote public health, safety and general welfare

This property is in the West Valley Fire District, supplying fire protection and emergency service County Sheriff provides policing; both Highway 93 and Tronstad Road provide adequate ingress and egress.

Facilitate adequate transportation, water, sewer, schools, parks and other public requirements

Property has access from Highway 93 and Tronstad road offering plenty of access for ingress and egress to the parcel

Property is currently serviced by onsite septic and well, which is adequate at this time

The subject property is within Kalispell and Flathead School district, at this time there is no impact on the school system

Reasonable provision for adequate light

The property within the proposed zoning map amendment is not developed, much of the property remains agricultural. While the proposed zoning map amendment has the potential to increase development density on the subject property, any additional lots created would be required to meet the bulk and dimensional requirements of the B-2 zoning classification.

The bulk and dimensional requirements for the proposed B-2 zone are not similar to the bulk and dimensional requirements for the existing SAG-10. The proposed B-2 zoning sets permitted lot size is minimum 7500 square feet. The proposed zoning map amendment has the potential to increase development density on the subject property. The minimum setback requirements in the B-2 are 20 feet for the front, and side-corner yards, 5 feet for side yards and 15 feet for rear yards. A 20 foot setback is required from streams, rivers and unprotected lakes which do not serve as property boundaries and an additional 10 foot setback is required from county roads classified as collector or major/minor arterials. These bulk and dimensional requirements within the B-2 designation have been established to ensure a reasonable provision of light and air

Effect on motorized and non-motorized transportation systems

Access to this property is both from Highway 93 and Tronstad Road, because of this the zone change will have minimal effect on the motorized system; with future bike trails in development this impact will also be minimal

Compatible with cities and towns

The subject property is located within the Kalispell Growth Policy Map, annexation policy boundary and adjacent to the Kalispell City limits. The City of Kalispell Growth Policy designated the property as '*Suburban Residential*.'

The '*Suburban Residential*' is defined in the Kalispell Growth Policy as, "*Low-density residential (suburban) neighborhoods should be developed at a density that does not exceed 4 dwelling units per acre on an overall site basis.*" The proposal for B-2 would allow for commercial development and residential development at a density greater than 4 dwelling units per acre.

Character of the district

The current character of the area is residential suburban ag and businesses. The parcels to the north are business with conditional use permit and a well drilling company; to the south there is a zone parcel, and a B-3 zoned parcel. With the changing character of the area B-2 will allow for uses that will enhance the area

Conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area

The property is located within the Highway 93 North Zoning District, which is a 12,780-acre zoning district that covers much of the area between Whitefish and Kalispell. Looking at the zoning within a half mile of the subject property and further north and south along Highway 93 the character of the Highway 93 corridor is a mixture of suburban agricultural, highway industrial, commercial and residential zoning. The property is located along Highway 93 and directly adjacent to the property is generally rural residential and agricultural which are zoned SAG-10, SAG-5 and R-2.

To the south along the highway is B-1 zoning with a couple of businesses and a golf course zoned SAG-10. Less than a half mile to the north is legally non-conforming businesses in SAG-10 zoning. The City of Kalispell extends passed Tronstadt Road to Church Drive, approximately 1 mile north of the property (Silverbrook Subdivision). The zoning within the Silverbrook Subdivision is a mixture of B-1/PUD at the corner of Church and Highway 93 and R-4/PUD and R-2 /PUD. Because there is a mixture of uses in the area, the proposed zone change would likely conserve the value of buildings and encourage the most appropriate use of land throughout the jurisdictional area.

Whether the proposed map amendment will make the zoning regulations, as nearly as possible, compatible with the zoning ordinances of nearby municipalities.

The subject property is located within the Kalispell Growth Policy Map, annexation policy boundary and adjacent to the Kalispell City limits. The closest properties within the City of Kalispell are zoned R-2, R-2/PUD and R-3/PUD. The City's R-2 and R-3 zones are residential in nature both allow for allow for attached townhomes with a conditional use permit but neither allows for commercial uses

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typical of the County's B-3 zoning. The nearest business zones within the City of Kalispell is B-1/PUD a mile to the north and B-2/PUD a mile to the south.

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